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2001-09-07 14:00:29

Cook County Recorder 31.50

SPECIAL WARRANTY DEED

01-0322



For Recorder's Use Only

THIS INDENTURE, made this 30th day of August, 2001 between 1201 W. WRIGHTWOOD, LLC, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois, and duly authorized to transact business in the State of Illinois ("Grantor"), and Andrew Kassof and Susan Kassof, as husband and wife, not as joint tenants or tenants in common, but as tenants by the entirety, 1350 North Lake Shore Drive, Unit 1911, Chicago, Illinois 60610 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of TEN & 00/100 Dollars in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee and to his/her heirs and assigns, FOREVER, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number(s): 14-29-315-038-0000
Address(es) of Real Estate: 1201 West Wrightwood Avenue,
Unit #7
Chicago, Illinois 60614

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, his/her heirs and assigns forever.

6

And Grantor, for itself and its successors, does covenant, promise and agree, to and with Grantee, his/her heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it.

IN WITNESS WHEREOF, Grantor has hereunto caused its name to be signed to these presents by its sole member/manager, the day and year first written above.

1201 W. WRIGHTWOOD, LLC, an Illinois limited liability company

BY: Joseph A. Mirro
Joseph A. Mirro
Sole Member/Manager

City of Chicago
Dept. of Revenue
260397
09/07/2001 12:24 Batch 05096 29
Real Estate Transfer Stamp
\$3,783.75

COOK COUNTY
REAL ESTATE TRANSACTION TAX
SEP.-7.01
REVENUE STAMP
00000F2337
REAL ESTATE TRANSFER TAX
0025225
FP326670

STATE TAX
STATE OF ILLINOIS
SEP.-7.01
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
0000030881
REAL ESTATE TRANSFER TAX
0050450
FP326660

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EXHIBIT "A"

UNIT NUMBER 7 IN THE GAERTNER RESIDENCES CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 1 TO 6, INCLUSIVE IN JAMES QUIRK AND OTHERS SUBDIVISION OF LOT 1 (EXCEPT THE WEST 133 FEET THEREOF) IN BLOCK 43 IN SHEFFIELD'S ADDITION TO CHICAGO (EXCEPT THE WEST 16 FEET OF LOT 6 AFORESAID HEREINAFTER DEDICATED FOR AN ALLEY) TOGETHER WITH ALL OF THE NORTH AND SOUTH 16 FOOT VACATED ALLEY WEST OF AND ADJOINING THE WEST LINE OF LOTS 1 TO 5 INCLUSIVE AFORESAID AND EAST OF AND ADJOINING THE EAST LINE OF AND SOUTHEASTERLY OF AND ADJOINING THE SOUTHEASTERLY LINE OF LOT 6; ALSO ALL OF THAT PART OF THE EAST AND WEST 8 FOOT VACATED ALLEY SOUTH OF AND ADJOINING THE SOUTH LINE OF SAID LOT 6, EXCEPT THEREFROM THE WEST 16 FEET OF SAID LOT 6 IN JAMES QUIRK'S AND OTHERS SUBDIVISION AFORESAID EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0010726175, TOGETHER WITH SAID UNIT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL TWO:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NO. P-35, A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0010726175.

PARCEL THREE:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE NO. SL19, A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0010726175.

GRANTOR ALSO HEREBY GRANTS TO GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE-DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0010726175, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THE TENANT, IF ANY, OF THE UNIT CONVEYED HEREUNDER, EITHER WAIVED, FAILED TO EXERCISE OR HAD NO RIGHT OF FIRST REFUSAL TO PURCHASE THE SAID UNIT.

SUBJECT TO:

- (A) COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD (PROVIDING SAME DO NOT PROHIBIT THE USE OF THE PROPERTY AS A RESIDENTIAL CONDOMINIUM);
- (B) TERMS, PROVISIONS, COVENANTS AND CONDITIONS OF THE DECLARATION OF CONDOMINIUM AND ALL AMENDMENTS, IF ANY, THERETO;
- (C) PUBLIC AND UTILITY EASEMENTS, INCLUDING ANY EASEMENTS ESTABLISHED BY OR IMPLIED FROM THE DECLARATION OF CONDOMINIUM OR AMENDMENTS THERETO;
- (D) LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT;
- (E) GENERAL TAXES NOT YET DUE AND PAYABLE;
- (F) INSTALLMENTS DUE AFTER THE DATE OF CLOSING FOR ASSESSMENTS ESTABLISHED PURSUANT TO THE DECLARATION OF CONDOMINIUM, AS AMENDED;
- (G) ENCROACHMENT OF TERRA COTTA CORNICE ONTO PROPERTY TO THE NORTH AND ADJOINING EAST AND ADJOINING BY APPROXIMATELY .62 FEET.
- (H) ENCROACHMENT OF OVERHEAD SHEET METAL VENT.
- (I) ENCROACHMENT OF BRICK ONTO PROPERTY WEST AND ADJOINING BY APPROXIMATELY 0.02 FEET.

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- (J) ENCROACHMENT OF NORTH/SOUTH CHAIN LINK FENCE ONTO PROPERTY SOUTH AND ADJOINING BY APPROXIMATELY 0.05 FEET.
- (K) ENCROACHMENT OF VENT ONTO PROPERTY EAST AND ADJOINING BY APPROXIMATELY 1.5 FEET.
- (L) UNRECORDED OVERHEAD EASEMENTS IN FAVOR OF UTILITY COMPANIES.

(M) City of Chicago, City Council Ordinance as published in the City Council Journal of the City of Chicago Pages ~~2~~ 202438, et seq. and all matters therein referred